

Subject: 02/09/2016 02:30 PM - Planning and Land Use Management Committee Meeting

From: City Clerk

Date: 02/05/2016 02:03 PM

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TITLE: Planning and Land Use Management Committee Meeting

DATE: 02/09/2016

TIME: 02:30 PM

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PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, February 9, 2016

JOHN FERRARO COUNCIL CHAMBER ROOM 340, CITY HALL - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

***** NOTE: ROOM CHANGE FOR THIS MEETING*****

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER FELIPE FUENTES

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email Sharon.Dickinson@lacity.org)

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

ITEM NO. (1)

[15-1013](#)

Categorical Exemption, Report from City Attorney and Draft Ordinance, relative to amending Sections 12.03, 12.04.A and 12.04.C of the Los Angeles Municipal Code (LAMC) and adding Section 12.04.06 to Article 2 of Chapter 1 to the LAMC to establish a (HI) Hybrid Industrial Live/Work Zone in order to enable and regulate live/work uses in areas of the City with a General Plan land use designation of Hybrid Industrial.

Applicant: City of Los Angeles

Case No.: CPC-2015-1938-CA

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (2)

[13-0046](#)

City Administrative Officer report relative to the Development Services Reform Initiative status report.

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (3)

[16-0033](#)

CD 13

TIME LIMIT: 3/14/16; LAST DAY FOR COUNCIL ACTION: 3/2/16

Addendum to the Certified Environmental Impact Report for the Target at Sunset and Western Project (No. ENV-2008-1421-EIR), related California Environmental Quality Act (CEQA) finding and Mitigation Monitoring and Reporting Program; Communications from the Los Angeles City Planning Commission (LACPC) and Mayor and Resolution relative to a General Plan Amendment to the Hollywood Community Plan and the Mobility Element of the City's General Plan for the re-designation of Sunset Boulevard between St. Andrews Place and Western Avenue from an Avenue 1 (previously a Major Highway – Class II) to a Modified Major Highway – Class II, and Western Avenue between Sunset Boulevard and DeLongpre Avenue from a Modified Avenue I (previously a Major Highway – Class II) to a Modified Major Highway – Class II; Specific Plan Amendment to the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173749, to establish Land Use Regulations, Development Standards, and Design Guidelines for a new Subarea F, Large Scale Commercial Node designation; Specific Plan Amendment to the SNAP, Ordinance 173749, to change the Subarea Designation of the subject property, from Subarea C to Subarea F; and Appeals filed by: John Dewes, Target Corporation (Representative: Doug Couper, Greenberg Farrow); George Abrahams; Citizen's Coalition Los Angeles (Representative: Richard MacNaughton, Attorney at Law; and Doug Haines on behalf of the La Mirada Avenue Neighborhood Association of Hollywood (Representative: Robert Silverstein, The Silverstein Law Firm), from part of the determination of the LACPC in approving a Conditional Use Permit to allow for the sale of a full line of alcoholic beverages for off-site consumption in the C2 zone, Site Plan Review for a project which results in an increase of 50,000 square feet or more of non-residential floor area and an increase of over 1,000 average daily trips, Specific Plan Project Permit Compliance with the SNAP, Ordinance 173749, and finding, pursuant to CEQA, that this project was assessed in the Target at Sunset and Western EIR No. ENV-2008-1421-EIR, SCH No. 2010121011 certified on April 3, 2013, and, as provided in the addendum, in the independent judgment of the decision maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, no subsequent or supplemental EIR or negative declaration is required for approval of the project, and adopting the proposed Mitigation Monitoring and Reporting Program and the required findings for the Addendum to the EIR; for the demolition of a pre-existing 59,561 square-foot single-story commercial structure, an electrical substation, and a surface parking lot, including

construction of a 194,749 square-foot, multi-tenant commercial structure, approximately 74 feet and four inches high, that includes a 163,862 square-foot retail store (Target), and 30,887 square feet of other smaller retail and food uses, including 458 at grade and above-ground parking spaces, for project located on a 168,869 square-foot lot classified in the C2-1 zone and also located within Subarea C of the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (SNAP), for property located at 5500, 5510, 5516, 5520, 5526, 5542, 5544 West Sunset Boulevard, 1417, 1431, 1433, 1435, 1437, 1439, 1441 North Western Avenue, 1414 St. Andrews Place, 5505, 5525 West De Longpre Avenue, subject to modified Conditions of Approval.

Applicant: John Dewes, Target Corporation

Representative: Doug Couper, Greenberg Farrow

Case No. CPC-2015-74-GPA-SP-CUB-SPP-SPR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (4)

[16-0087](#)

CD 13

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 2/19/16

Mitigated Negative Declaration (MND) and related California Environmental Quality Act findings, Los Angeles City Planning Commission (LACPC) report and an appeal filed by Robert C. Leyland from the entire determination of the LACPC in sustaining the decision of the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 72736-SL for the construction, maintenance and use of 100 small lot homes for the purposes of a small lot subdivision, 2,262 square feet of new commercial area, for the properties located at 1771-1831 West Blake Avenue and 2645-2661 North Blimp Street, subject to Conditions of Approval.

Applicant: Hasan Rabie, Harridge Development Group

Representative: Kyndara Casper, Liner, LLP

Case No. VTT-72736-SL-2A

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (5)

[16-0104](#)

CD 4

TIME LIMIT: 2/22/16; LAST DAY FOR COUNCIL ACTION: 2/19/16

Mitigated Negative Declaration and related California Environmental Quality Act findings, Central Los Angeles Area Planning Commission (CLAAPC) report and an appeal filed by Doug Tornquist (Representative: Robert Silverstein, The Silverstein Law Firm) from the entire determination of the CLAAPC in sustaining the action of the Deputy Advisory Agency in approving Vesting Tentative Tract Map No. 72367-SL for the construction of a maximum of five small lots for property located at 2925 West Waverly Drive.

Applicant: Michael Rublevich

Representative: Sam Trude

Case No. VTT-72367-SL-2A

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (6)

[15-1518](#)

CD 5 CONTINUED FROM 2/2/16

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 2/17/16

Report from the Cultural Heritage Commission relative to the inclusion of Edinburgh Bungalow Court located at 750-756 1/2 North Edinburgh Avenue in the list of Historic-Cultural Monuments.

Owner: BLDG Edinburgh, LLC c/o Guy Penini

Applicant: City of Los Angeles, Department of City Planning

Case No. CHC-2015-3386-HCM

Fiscal Impact Statement: Yes

Community Impact Statement: Yes

For: Mid-City West Neighborhood Council

DISPOSITION: REQUEST TO CONTINUE TO 2/16/16

ITEM NO. (7)

Oral Presentation by the Department of City Planning relative to an update on the Neighborhood Preservation Program, Interim Control Ordinances, implementation dates, and policy/ongoing fixes, and upcoming milestones.

ITEM NO. (8)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN THIS COMMITTEE'S SUBJECT MATTER JURISDICTION

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

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